

001.0

Map

0003

Block

0018.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 934,600 /

USE VALUE: 934,600 /

ASSESSed: 934,600 /

Total Card /

Total Parcel

934,600

934,600

934,600

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

| | | | |
|----|--------|-------------------------|--|
| No | Alt No | Direction/Street/City | |
| 47 | -49 | LAFAYETTE ST, ARLINGTON | |

OWNERSHIP

Unit #:

Owner 1: SAM REALTY ASSOCIATES LLC

Owner 2:

Owner 3:

Street 1: 71 BEACH ST

Street 2:

Twn/City: MARBLEHEAD

St/Prov: MA

Cntry

Own Occ: N

Postal: 01945

Type:

| | | | | | |
|-------------------------|-----------|--------------------------------|------------|------------|-----------------|
| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
| 104 | 4355.000 | 492,800 | 1,300 | 440,500 | 934,600 |
| | | | | | |
| | | | | | |
| | | | | | |
| Total Card | 0.100 | 492,800 | 1,300 | 440,500 | 934,600 |
| Total Parcel | 0.100 | 492,800 | 1,300 | 440,500 | 934,600 |
| Source: Market Adj Cost | | Total Value per SQ unit /Card: | | 341.03 | /Parcel: 341.03 |

PREVIOUS ASSESSMENT

| | | | | | | | | | | |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
| 2022 | 104 | FV | 492,800 | 1300 | 4,355. | 440,500 | 934,600 | | Year end | 12/23/2021 |
| 2021 | 104 | FV | 470,100 | 1300 | 4,355. | 440,500 | 911,900 | | Year End Roll | 12/10/2020 |
| 2020 | 104 | FV | 554,600 | 1300 | 4,355. | 440,500 | 996,400 | 996,400 | Year End Roll | 12/18/2019 |
| 2019 | 104 | FV | 414,000 | 1300 | 4,355. | 468,100 | 883,400 | 883,400 | Year End Roll | 1/3/2019 |
| 2018 | 104 | FV | 414,000 | 1300 | 4,355. | 341,400 | 756,700 | 756,700 | Year End Roll | 12/20/2017 |
| 2017 | 104 | FV | 388,000 | 1300 | 4,355. | 297,400 | 686,700 | 686,700 | Year End Roll | 1/3/2017 |
| 2016 | 104 | FV | 388,000 | 1300 | 4,355. | 253,300 | 642,600 | 642,600 | Year End | 1/4/2016 |
| 2015 | 104 | FV | 345,300 | 1400 | 4,355. | 247,800 | 594,500 | 594,500 | Year End Roll | 12/11/2014 |

SALES INFORMATION

TAX DISTRICT

| | | | | | | | | | |
|-----------------|-----------|------|------------|-------------|------------|----|-----|-------|-------|
| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
| MCEACHERN SHAWN | 74718-403 | 1 | 5/21/2020 | Convenience | | 1 | No | No | |
| GOODE COLLEEN M | 74351-444 | 1 | 3/25/2020 | | 925,000 | No | No | | |
| GOODE MICHAEL W | 74227-154 | 1 | 3/3/2020 | Estate/Div | | 1 | No | No | |
| RICARDO MARIA | 41604-71 | | 12/12/2003 | Family | 250,000 | No | No | | |
| RICARDO WILLIAM | 32027-438 | | 11/15/2000 | Family | | 1 | No | No | 4 |
| | 12161-717 | | 2/29/1972 | | | No | No | | N |

BUILDING PERMITS

| | | | | | | | | |
|-----------|--------|---------|--------|-----|------------|----------|------------|--------------------|
| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
| 4/15/2005 | 252 | AbvGrd. | 4,500 | | | G6 | GR FY06 | |
| 5/9/2002 | 348 | Porch | 12,500 | C | | | | REPLACE REAR PORCH |
| 9/20/2001 | 680 | Porch | 4,500 | C | | | | REPAIR FRONT/REAR |

ACTIVITY INFORMATION

| | | | |
|------------|--------------|-----|-------------|
| Date | Result | By | Name |
| 10/14/2017 | MEAS&NOTICE | HS | Hanne S |
| 5/13/2009 | Measured | 197 | PATRIOT |
| 10/27/2005 | Fieldrev-Chg | BR | B Rossignol |
| 10/14/1999 | Inspected | 267 | PATRIOT |
| 9/21/1999 | Measured | 243 | PATRIOT |
| 9/21/1999 | Mailer Sent | | |
| 10/1/1981 | | MM | Mary M |

Sign: VERIFICATION OF VISIT NOT DATA

PREVIOUS OWNER

Owner 1: MCEACHERN SHAWN & ANDREA -

Owner 2: -

Street 1: 71 BEACH ST

Twn/City: MARBLEHEAD

St/Prov: MA

Cntry

Postal: 01945

NARRATIVE DESCRIPTION

This parcel contains .1 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2741 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

| | | | |
|------|------------|--------|----------|
| Code | Descrip/No | Amount | Com. Int |
| | | | |
| | | | |
| | | | |
| | | | |

PROPERTY FACTORS

| | | | | | | |
|------------|------|-------------|-----|---------|------|-------------|
| Item | Code | Description | % | Item | Code | Description |
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
| 104 | Two Family | | 4355 | | Sq. Ft. | Site | | 0 | 80. | 1.26 | 1 | | | | | | | | | 440,520 | | | | | | 440,500 | |

Total AC/HA: 0.09998

Total SF/SM: 4355

Parcel LUC: 104

Two Family

Prime NB Desc

ARLINGTON

Total: 440,520

Spl Credit

Total: 440,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

001.0

Map

0003

Block

0018.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 934,600 /

USE VALUE: 934,600 /

ASSESSed: 934,600 /

Total Card /

Total Parcel

934,600

934,600

934,600

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

| | | | |
|----|--------|-------------------------|--|
| No | Alt No | Direction/Street/City | |
| 47 | -49 | LAFAYETTE ST, ARLINGTON | |

OWNERSHIP

Unit #:

Owner 1: SAM REALTY ASSOCIATES LLC

Owner 2:

Owner 3:

Street 1: 71 BEACH ST

Street 2:

Twn/City: MARBLEHEAD

St/Prov: MA

Cntry

Own Occ: N

Postal: 01945

Type:

| | | | | | |
|-------------------------|-----------|--------------------------------|------------|------------|-----------------|
| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
| 104 | 4355.000 | 492,800 | 1,300 | 440,500 | 934,600 |
| | | | | | |
| | | | | | |
| | | | | | |
| Total Card | 0.100 | 492,800 | 1,300 | 440,500 | 934,600 |
| Total Parcel | 0.100 | 492,800 | 1,300 | 440,500 | 934,600 |
| Source: Market Adj Cost | | Total Value per SQ unit /Card: | | 341.03 | /Parcel: 341.03 |

PREVIOUS ASSESSMENT

| | | | | | | | | | | |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
| 2022 | 104 | FV | 492,800 | 1300 | 4,355. | 440,500 | 934,600 | | Year end | 12/23/2021 |
| 2021 | 104 | FV | 470,100 | 1300 | 4,355. | 440,500 | 911,900 | | Year End Roll | 12/10/2020 |
| 2020 | 104 | FV | 554,600 | 1300 | 4,355. | 440,500 | 996,400 | 996,400 | Year End Roll | 12/18/2019 |
| 2019 | 104 | FV | 414,000 | 1300 | 4,355. | 468,100 | 883,400 | 883,400 | Year End Roll | 1/3/2019 |
| 2018 | 104 | FV | 414,000 | 1300 | 4,355. | 341,400 | 756,700 | 756,700 | Year End Roll | 12/20/2017 |
| 2017 | 104 | FV | 388,000 | 1300 | 4,355. | 297,400 | 686,700 | 686,700 | Year End Roll | 1/3/2017 |
| 2016 | 104 | FV | 388,000 | 1300 | 4,355. | 253,300 | 642,600 | 642,600 | Year End | 1/4/2016 |
| 2015 | 104 | FV | 345,300 | 1400 | 4,355. | 247,800 | 594,500 | 594,500 | Year End Roll | 12/11/2014 |

SALES INFORMATION

TAX DISTRICT

| | | | | | | | | | |
|-----------------|-----------|------|------------|-------------|------------|----|-----|-------|-------|
| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
| MCEACHERN SHAWN | 74718-403 | 1 | 5/21/2020 | Convenience | | 1 | No | No | |
| GOODE COLLEEN M | 74351-444 | 1 | 3/25/2020 | | 925,000 | No | No | | |
| GOODE MICHAEL W | 74227-154 | 1 | 3/3/2020 | Estate/Div | | 1 | No | No | |
| RICARDO MARIA | 41604-71 | | 12/12/2003 | Family | 250,000 | No | No | | |
| RICARDO WILLIAM | 32027-438 | | 11/15/2000 | Family | | 1 | No | No | 4 |
| | 12161-717 | | 2/29/1972 | | | No | No | | N |

BUILDING PERMITS

| | | | | | | | | |
|-----------|--------|---------|--------|-----|------------|----------|------------|--------------------|
| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
| 4/15/2005 | 252 | AbvGrd. | 4,500 | | | G6 | GR FY06 | |
| 5/9/2002 | 348 | Porch | 12,500 | C | | | | REPLACE REAR PORCH |
| 9/20/2001 | 680 | Porch | 4,500 | C | | | | REPAIR FRONT/REAR |

ACTIVITY INFORMATION

| | | | |
|------------|--------------|-----|-------------|
| Date | Result | By | Name |
| 10/14/2017 | MEAS&NOTICE | HS | Hanne S |
| 5/13/2009 | Measured | 197 | PATRIOT |
| 10/27/2005 | Fieldrev-Chg | BR | B Rossignol |
| 10/14/1999 | Inspected | 267 | PATRIOT |
| 9/21/1999 | Measured | 243 | PATRIOT |
| 9/21/1999 | Mailer Sent | | |
| 10/1/1981 | | MM | Mary M |

Sign: VERIFICATION OF VISIT NOT DATA

PREVIOUS OWNER

Owner 1: MCEACHERN SHAWN & ANDREA -

Owner 2: -

Street 1: 71 BEACH ST

Twn/City: MARBLEHEAD

St/Prov: MA

Cntry

Postal: 01945

NARRATIVE DESCRIPTION

This parcel contains .1 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2741 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

| | | | |
|------|------------|--------|----------|
| Code | Descrip/No | Amount | Com. Int |
| | | | |
| | | | |
| | | | |
| | | | |

PROPERTY FACTORS

| | | | | | | |
|------------|------|-------------|-----|---------|------|-------------|
| Item | Code | Description | % | Item | Code | Description |
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
| 104 | Two Family | | 4355 | | Sq. Ft. | Site | | 0 | 80. | 1.26 | 1 | | | | | | | | | 440,520 | | | | | | 440,500 | |

Total AC/HA: 0.09998

Total SF/SM: 4355

Parcel LUC: 104

Two Family

Prime NB Desc

ARLINGTON

Total: 440,520

Spl Credit

Total: 440,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

001.0

Map

0003

Block

0018.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 934,600 /

USE VALUE: 934,600 /

ASSESSed: 934,600 /

Total Card /

Total Parcel

934,600

934,600

934,600

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

| | | | |
|----|--------|-------------------------|--|
| No | Alt No | Direction/Street/City | |
| 47 | -49 | LAFAYETTE ST, ARLINGTON | |

OWNERSHIP

Unit #:

Owner 1: SAM REALTY ASSOCIATES LLC

Owner 2:

Owner 3:

Street 1: 71 BEACH ST

Street 2:

Twn/City: MARBLEHEAD

St/Prov: MA

Cntry

Own Occ: N

Postal: 01945

Type:

| | | | | | |
|-------------------------|-----------|--------------------------------|------------|------------|-----------------|
| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
| 104 | 4355.000 | 492,800 | 1,300 | 440,500 | 934,600 |
| | | | | | |
| | | | | | |
| | | | | | |
| Total Card | 0.100 | 492,800 | 1,300 | 440,500 | 934,600 |
| Total Parcel | 0.100 | 492,800 | 1,300 | 440,500 | 934,600 |
| Source: Market Adj Cost | | Total Value per SQ unit /Card: | | 341.03 | /Parcel: 341.03 |

PREVIOUS ASSESSMENT

| | | | | | | | | | | |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
| 2022 | 104 | FV | 492,800 | 1300 | 4,355. | 440,500 | 934,600 | | Year end | 12/23/2021 |
| 2021 | 104 | FV | 470,100 | 1300 | 4,355. | 440,500 | 911,900 | | Year End Roll | 12/10/2020 |
| 2020 | 104 | FV | 554,600 | 1300 | 4,355. | 440,500 | 996,400 | 996,400 | Year End Roll | 12/18/2019 |
| 2019 | 104 | FV | 414,000 | 1300 | 4,355. | 468,100 | 883,400 | 883,400 | Year End Roll | 1/3/2019 |
| 2018 | 104 | FV | 414,000 | 1300 | 4,355. | 341,400 | 756,700 | 756,700 | Year End Roll | 12/20/2017 |
| 2017 | 104 | FV | 388,000 | 1300 | 4,355. | 297,400 | 686,700 | 686,700 | Year End Roll | 1/3/2017 |
| 2016 | 104 | FV | 388,000 | 1300 | 4,355. | 253,300 | 642,600 | 642,600 | Year End | 1/4/2016 |
| 2015 | 104 | FV | 345,300 | 1400 | 4,355. | 247,800 | 594,500 | 594,500 | Year End Roll | 12/11/2014 |

SALES INFORMATION

TAX DISTRICT

| | | | | | | | | | |
|-----------------|-----------|------|------------|-------------|------------|----|-----|-------|-------|
| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
| MCEACHERN SHAWN | 74718-403 | 1 | 5/21/2020 | Convenience | | 1 | No | No | |
| GOODE COLLEEN M | 74351-444 | 1 | 3/25/2020 | | 925,000 | No | No | | |
| GOODE MICHAEL W | 74227-154 | 1 | 3/3/2020 | Estate/Div | | 1 | No | No | |
| RICARDO MARIA | 41604-71 | | 12/12/2003 | Family | 250,000 | No | No | | |
| RICARDO WILLIAM | 32027-438 | | 11/15/2000 | Family | | 1 | No | No | 4 |
| | 12161-717 | | 2/29/1972 | | | No | No | | N |

BUILDING PERMITS

| | | | | | | | | |
|-----------|--------|---------|--------|-----|------------|----------|------------|--------------------|
| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
| 4/15/2005 | 252 | AbvGrd. | 4,500 | | | G6 | GR FY06 | |
| 5/9/2002 | 348 | Porch | 12,500 | C | | | | REPLACE REAR PORCH |
| 9/20/2001 | 680 | Porch | 4,500 | C | | | | REPAIR FRONT/REAR |

ACTIVITY INFORMATION

| | | | |
|------------|--------------|-----|-------------|
| Date | Result | By | Name |
| 10/14/2017 | MEAS&NOTICE | HS | Hanne S |
| 5/13/2009 | Measured | 197 | PATRIOT |
| 10/27/2005 | Fieldrev-Chg | BR | B Rossignol |
| 10/14/1999 | Inspected | 267 | PATRIOT |
| 9/21/1999 | Measured | 243 | PATRIOT |
| 9/21/1999 | Mailer Sent | | |
| 10/1/1981 | | MM | Mary M |

Sign: VERIFICATION OF VISIT NOT DATA

PREVIOUS OWNER

Owner 1: MCEACHERN SHAWN & ANDREA -

Owner 2: -

Street 1: 71 BEACH ST

Twn/City: MARBLEHEAD

St/Prov: MA

Cntry

Postal: 01945

NARRATIVE DESCRIPTION

This parcel contains .1 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2741 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

| | | | |
|------|------------|--------|----------|
| Code | Descrip/No | Amount | Com. Int |
| | | | |
| | | | |
| | | | |
| | | | |

PROPERTY FACTORS

| | | | | | | |
|------------|------|-------------|-----|---------|------|-------------|
| Item | Code | Description | % | Item | Code | Description |
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|-----|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
| 104 | Two Family | </ | | | | | | | | | | | | | | | | | | | | | | | | | |

